

10. **2007SP-099U-08**
1702 Charlotte Avenue
Map 092-08, Parcel 158 and Part of Parcels 153, 154, 155, & 156
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request to change from CS to SP zoning a property located at 1702 Charlotte Avenue and from R6 to SP a portion of properties located at 11701, 1702, 1703, and 1705 Pearl Street and Pearl Street (unnumbered), at the northeast corner of Charlotte Street and Fisk Street (2.04 acres), to permit a hotel/motel use with a maximum of 10 beds in one structure, a 1,500 square foot outpatient clinic, and a 49,000 square foot office use for a total of 54,500 square feet, requested by Civil Site Design Group PLLC, applicant, for Ron Calahan and Fred Dance, owners.

STAFF RECOMMENDATION: Approve with conditions.

APPLICANT REQUEST - A request to change from Commercial Service (CS) to Specific Plan (SP) zoning a property located at 1702 Charlotte Avenue and from One and Two-Family Residential (R6) to Specific Plan (SP) a portion of properties located at 1701, 1702, 1703, and 1705 Pearl Street and Pearl Street (unnumbered), at the northeast corner of Charlotte Avenue and Fisk Street (2.04 acres), to permit a hotel/motel use with a maximum of 10 beds in one structure, a 1,500 square foot outpatient clinic, and a 49,000 square foot office use for a total of 54,500 square feet.

Existing Zoning

CS District -Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

R6 District -R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP District -Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

NORTH NASHVILLE COMMUNITY PLAN POLICY

Neighborhood Urban (NU) -NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Corridor Center (CC) -CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major

thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Mixed Use (MxU) -MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy? - Yes. The proposed specific plan provides for a mix of uses identified in the land use policies, specifically public benefit uses, office, and potentially retail, which will be vertically mixed. The scale and orientation of the existing building to the street enhances the pedestrian environment.

Staff Recommendation - Since the proposed specific plan complies with the land use policy, staff recommends approval with conditions.

PLAN DETAILS

Site Plan - The proposed plan is to redevelop an existing, vacant, two-story building in order to create a mixed-use development. The primary tenant will be the Oasis Center. This non-profit organization provides teen counseling services, including ten beds for teens in need. Other uses permitted include office, retail, and an out-patient clinic. The remainder of the property will be used for supportive parking. A ten-foot landscape buffer with a six-foot wall is proposed along the northern property line to buffer the residential lots to the north.

Parking - The plan proposes 125 parking spaces. Parking will be located in the existing lot associated with the building and additional parking will be located to the rear of the building.

Access - Parking will be accessed via Charlotte Avenue and an alley that lies between the building and the supportive parking lot. Sidewalks are required on Fisk Street, Charlotte Avenue and 17th Avenue North. There are encroachments into the public right-of-way and encroachment agreements will need to be obtained.

RECENT REZONINGS -None

FIRE MARSHAL RECOMMENDATION -Approved

URBAN FORESTER RECOMMENDATION -Landscaping will require irrigation.

STORMWATER RECOMMENDATION - Preliminary SP approved.

WATER SERVICES RECOMMENDATION -SP plan matches the water and sewer capacity request.

PUBLIC WORKS RECOMMENDATION - The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

Obtain encroachment agreement for encroachments into the public right of way.

Identify sidewalk requirements.

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Number of	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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			Lots			
Single-family detached(210)	.94	6.18	6	58	5	7

Maximum Uses in Proposed Zoning District: SP (Calculations based on MUL zoning)

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Medical Office(720)	2.04	n/a	1,500	55	4	6

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	2.04	n/a	49,000	771	107	134

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel(310)*	2.04	n/a	49,000	90	7	7

*10 beds

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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CONDITIONS

1. Obtain encroachment agreements for the encroachments into the public right-of-way.
2. Sidewalks are required on Fisk Street, Charlotte Avenue, and 17th Avenue North.
3. Provide screening for the dumpster along Fisk Street and the alley. Screening must include landscaping.
4. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance in the review of the final site plan, final plat, and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL zoning district at the effective date of this ordinance, which must be shown on the plan.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.

7. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions, (7-0) *Consent Agenda*

Resolution No. RS2007-206

"BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-099U-08 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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The proposed SP district is consistent with the North Nashville Community Plan's Neighborhood Urban, Corridor Center and Mixed Use policies which are intended for a mixture of uses including public benefit uses, which are mixed and urban in character.